



BOARD OF ZONING ADJUSTMENTS

Final Agenda

June 13, 2016

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 *a.m.*
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Thomas McCall Screen

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **June 23, 2016**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules

B. BZA Dockets – Former Comprehensive Zoning Ordinance¹ - Unfinished Business

ITEM 1 – Docket Number: 081-15

Applicant or Agent: Harry Baker Smith Architects, 515 Toulouse, L.L.C.,
Property Location: 515-517 Toulouse Street & 516 Wilkinson **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Former Zoning: VCC-2 Vieux Carré Commercial District
Current Zoning: VCC-2 Vieux Carré Commercial District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Proposed Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8-D) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building to a mixed-use structure with excessive height.

Requested Waiver:

Section 8.5.7 (Table 8.D) – Maximum Building Height

Required: 50 feet Proposed: 53 feet Waiver: 3 feet



¹ The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

ITEM 2 – Docket Number: 184-15

Applicant or Agent: Susan E. Neely
Property Location: 1421 N. Robertson Street **Zip:** 70116
Bounding Streets: N. Robertson St., Esplanade Av., Kerlerec St., & N. Claiborne Av.
Former Zoning: HMC-2 Historic Marigny/Tremé Commercial District
Current Zoning: HMR-2 Historic Marigny/Tremé/Bywater Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 629
Proposed Use: Restaurant **Lot Number:** 1
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 9 Spaces Provided: 0 Spaces Waiver: 9 Spaces



C. BZA Dockets – Current Comprehensive Zoning Ordinance² - Unfinished Business**Item 3 – Docket Number 013-16**

Applicant or Agent: Mathes Brierre Architects; Downtown Star, LLC
Property Location: 1535-1537 Canal Street **Zip:** 70112
Bounding Streets: Canal St., N. Robertson St., N. Villere St., Iberville St.
Zoning District: CBD-7 Bio-Science District; Multi-Modal/Pedestrian Corridor District;
 EC- Enhancement Corridor District
Historic District: N/A **Planning District:** 1a
Existing Use: Surface Parking Lot **Square Number:** 187
Proposed Use: Multi-Family Residential **Lot Number:** N/A
Project Planner: Dubravka Gilic (dgiliv@nola.gov)

Request Citation: This request is for variances from the provisions of Article 17, Section 17.3.B.1 and Section 17.3.B.2 of the Comprehensive Zoning Ordinance.

Request: This is a request to construct a multi-family development in the CBD-7 District and within the Multi-Modal/Pedestrian Corridor of Canal Street with insufficient floor area designated for the required commercial uses and with insufficient Canal Street building frontage designated for the required commercial uses.

Requested Waivers:**Section 17.3.B.1(a) - Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors (Canal Street)**

Required: 10,901 sq. ft. (25% of GFA) Provided: 1,695 sq. ft. (4% of GFA) Waiver: 9,206 sf (84%)

Section 17.3.B.2(a) - Required Percentage of Canal Street Frontage to be Used by the Required Commercial Uses

Required: 179 ft. (70% of 256 ft.) Provided: 45' (18%) Waiver: 134' (75%)



² The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 4 – Docket Number: 015-16

Applicant or Agent: Michelle Gobert
Property Location: 1901-1923 Poydras Street **Zip:** 70112
Bounding Streets: Poydras St., S. Roman St., Perdido St., Bolivar St.
Zoning District: HI Heavy Industrial District
Historic District: N/A **Planning District:** 4
Existing Use: Manufacturing, Light **Square Number:** 463
Proposed Use: Billboard **Lot Number:** 1-6
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for variances from the provisions of Article 24, Section 24.14.B.1 *Allowed Locations (Table 24-3)* and Article 24, Section 24.14.C *Billboard Standards* of the Comprehensive Zoning Ordinance.

Request: This request is to permit a billboard within one thousand feet (1,000') of another billboard and to permit an electronic billboard within one thousand feet (1,000') of another electronic billboard.

Requested Waivers:

Section 24.14.B.1 – Allowed Locations

Required: 1000' Provided: 280' Waiver: 720'

Section 24.14.C – Billboard Standards

Required: 1000' Provided: 280' Waiver: 720'



ITEM 5 – Docket Number: 021-16

Applicant or Agent: Juan M. Lopez, Brandie Bourg
Property Location: 508 River Oaks Drive **Zip:** 70131
Bounding Streets: River Oaks Dr., Anson St., Herschel St., Huntlee St.
Zoning District: S-RS Single Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 206
Proposed Use: Single-Family Residence **Lot Number:** 34
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.8.B.1.b of the Comprehensive Zoning Ordinance.

Request: This request is to permit the expansion of a single-family residence eliminating legal off-street parking and proposing parking in the front yard. **(AFTER THE FACT)**

Requested Waiver:

Section 22.8.B.1.b – Front Yard Parking

Permitted: None Proposed: 2 Waiver: 2



ITEM 6 – Docket Number: 030-16**Withdrawn**

Applicant or Agent: Edward Lang
Property Location: 5210 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Bellecastle St., Chestnut St., & Dufossat St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Uptown New Orleans Historic District **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 299
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This is a request for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2B), Article 22, Sections 22.4.A (Table 22-1), 22.8.B.1, 22.11.B.1.a.i, 22.11.B.1.a.iii, .11.B.1.a.iv, 22.11.B.1.a.v, 22.11.B.2, 22.11.D.1, 22.11.D.2, and 22.11.D.5 of the Comprehensive Zoning Ordinance.

Request: This is a request to permit one (1) parking space in the required front yard, two (2) curb cuts, a circular drive, and excessive paving in the required front yard area. **(AFTER THE FACT)**

Requested Waivers:**Section 11.3.A.1 (Table 11-2B) - Maximum Impervious Surface - Front Yard**

Permitted: >40% Provided: 65% Waiver: 25%

Section 22.4.A (Table 22-1) - Off-street Vehicle Parking Requirements

Permitted: 1 Provided: 0 Waiver: 1

Section 22.8.B.1 - Permitted Vehicle Parking Locations (Front Yard)

Permitted: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 22.11.B.1 - Curb Cuts (Number of Curb Cuts)

Permitted: 1 curb cut Provided: 2 curb cuts Waiver: 1 curb cut

Section 22.11.B.1.a.i - Curb Cuts (Location of Parking Space in a Circle Drive)

Required: 1 space provided; 0 in required front yard

Provided: 0 legal spaces provided; 1 nonconforming space in required front yard

Waiver: 1 nonconforming space in required front yard

Section 22.11.B.1.a.iii - Curb Cuts (Number of Curb cuts)

Required: 50' lot width Provided: 45' lot width Waiver: 5'

Article 22, Section 22.11.B.1.a.iv - Curb Cuts (Curb Cut Approval from DPW)

Required: Approval from DPW Provided: No approval on record Waiver: Approval for 2 curb cuts

Article 22, Section 22.11.B.1.a.v - Curb Cuts (Yard and Bulk Requirements)

Required: No Yard and Bulk Requirements violated

Provided: Maximum impervious cover in required front yard exceeded

Waiver: Excessive paving in required front yard

Article 22, Section 22.11.B.2- Curb Cuts (width)

Permitted: 12' Provided: 14' 11" and 14' 9" Waiver: 2' 11" and 2' 9"

Article 22, Section 22.11.D.1-Parking Pad Design (Location)

Permitted: 0 Spaces Provided: 1 Space Waiver: 1 Space

Article 22, Section 22.11.D.2-Parking Pad Design (Location)

Permitted: 0 Spaces Provided: 1 Space Waiver: 1 Space

Article 22, Section 22.11.D.5-Parking Pad Design (Maximum Lot Coverage)

Provided: .40% Provided: 65% Waiver: 25%



ITEM 7 – Docket Number: 032-16

Applicant or Agent: Gary & Diane Wiltz
Property Location: 1725 First Street **Zip:** 70113
Bounding Streets: First St., Philip St., Baronne St., & Carondelet St.
Zoning District: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 244
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Larry Massey (lwmasley@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), and Article 22, Section 22.8.B.1(b), Section 22.11.A.1.c, Section 22.11.D.1, Section 22.11.D.2, and Section 22.11.D.4, of the Comprehensive Zoning Ordinance.

Request: This request is to permit an off-street parking space in a required front yard with excessive impervious surface, insufficient minimum permeable open space, a parking space in the front yard area, and insufficient setback for the driveway. **(AFTER THE FACT)**

Requested Waivers:

Section 11.3.A.1 (Table 11-2A) - Maximum Impervious Surface - Front Yard

Permitted: 40% Provided: 100% Waiver: 60%

Section 11.3.A.1 (Table 11-2A) – Minimum Permeable Open Space

Required: 30% (7% grandfathered) Provided: 5% Waiver: 18%

Section 22.8.B.1(b) - Permitted Vehicle Parking Locations (Residential Uses - Front Yard)

Permitted : 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 22.11.A.1.c – Residential Driveways, Excluding Multi-Family and Townhouse Dwellings (Setback from side lot line)

Permitted: 1 ft Provided: 0 ft Waiver: 1 ft

Section 22.11.D.1 - Parking Pad Design for Single- and Two-Family Residential

Permitted: 0 spaces in front yard Provided: 1 space Waiver: 1 space

Section 22.11.D.2 - Parking Pad Design for Single- and Two-Family Residential

Permitted: 0 spaces in front yard Provided: 1 space Waiver: 1 space

Section 22.11.D.4 - Parking Pad Design for Single- and Two-Family Residential

Permitted: Compliance with 22.11.A

Provided: Noncompliance with 22.11.A (specifically Section 22.11.A.1.c)

Waiver: Compliance with 22.11.A



ITEM 8 – Docket Number: 033-16

Applicant or Agent: GCE Green St. Louis, LLC
Property Location: 2606 Saint Louis Street **Zip:** 70119
Bounding Streets: St. Louis St., N. Dorgenois St., Conti St., & N. Broad St.
Zoning District: HU-MU Neighborhood Mixed-Use District
Historic District: Mid-City National Historic District³ **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 335
Proposed Use: Mixed-Use **Lot Number:** 25, 26, 27, 28
Project Planner: Brooke Perry (btperry@nola.gov) Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 23, Section 23.3.C.5 of the Comprehensive Zoning Ordinance.

Request: This request is to permit a substantial renovation of a structure with more than 5,000 square feet of impervious surface that does not detain the first one and one quarter inch (1.25") of stormwater runoff during each rain event.

Requested Waivers:

Section 23.3.C.5 – Content of Stormwater Management Plan

Required: 1.25" Provided: .61" Waiver: .64"



³ National Register Historic Districts do not fall under the regulatory authority of the Historic District Landmarks Commission.

D. BZA Dockets – Former Comprehensive Zoning Ordinance⁴ - New Business

ITEM 9 – Docket Number: 035-16

Applicant or Agent: Megan A. Fuselier
Property Location: 2618 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., Third St., Rousseau St., Fourth St.
Zoning District: HU-RD2 Two-Family Residential District HU-B1A
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 49
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.6.7 of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front and rear yards.

Requested Waivers:

Section 15.6.7 - Front Yard Setback

Required: 4' (average for block face) Provided: 0' Waiver: 1'

Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard

Required: 20' Provided: 3' Waiver: 17'



⁴ The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

E. BZA Dockets – Current Comprehensive Zoning Ordinance⁵ - New Business

ITEM 10 – Docket Number: 036-16

Applicant or Agent:	Valentino Investments, John C. Williams Architects, LLC	
Property Location:	1601 Lafitte Avenue	Zip: 70112
Bounding Streets:	Lafitte Ave., N. Claiborne Ave., St. Peter St., N Robertson St.	
Zoning District:	MU-2 High Intensity Mixed-Use District	
Overlay District:	GC Greenway Corridor Design Overlay	
Historic District:	N/A	Planning District: 4
Existing Use:	Warehouse	Square Number: 193
Proposed Use:	Office	Lot Number: R-1, S-1, B
Project Planner:	Tyler Antrup (tjantrup@nola.gov)	(Proposed Lot L)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an office with insufficient off-street parking.

Requested Waiver:

Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Required: 53 spaces Provided: 44 spaces Waiver: 8⁶ spaces



⁵ The new Comprehensive Zoning Ordinance became effective August 12, 2015.

⁶ The Zoning Administrator has determined that the site has 1 off-street parking space grandfathered.

ITEM 11 – Docket Number: 037-16

Applicant or Agent: Jack Duffard, Keith R. Steger
Property Location: 3525 Tulane Avenue **Zip:** 70119
Bounding Streets: Tulane Ave., S. Genois, S. Clark, D'hemecourt
Zoning District: MU-1 Medium Intensity Mixed-Use District HU-BIA
Overlay District: HUC Historic Urban Corridor Use Restriction Overlay, & EC Enhancement Corridor Design Overlay
Historic District: N/A **Planning District:** 4
Existing Use: Motor Vehicle Service & Repair, Minor **Square Number:** 703
Proposed Use: Motor Vehicle Service & Repair, Minor **Lot Number:** F & E
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This is a request for a variance from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

Request: This is a request to permit an addition onto an existing motor vehicle repair facility, resulting in insufficient minimum permeable open space and to provide additional vehicle parking spaces that are not constructed of permeable paving.

Requested Waiver:**Section 15.3.A.1 (Table 15-2) – Minimum Permeable Open Space**

Permitted: 20% of lot area Provided: 4.12% Waiver: 15.88%

Section 22.2.D. – Provision of Additional Vehicle Spaces

Permitted: Permeable Paving Provided: Non-Permeable Paving Waiver: Permeable Paving

**ITEM 12 – Docket Number: 038-16**

Applicant or Agent: Folger Coffee Company, Karen Gray
Property Location: 5500 Chef Mentheur Highway **Zip:** 70126
Bounding Streets: Chef Mentheur Hwy., Jourdan Rd., Inner Harbor Navigation Canal
Zoning District: MI Maritime Industrial District
Overlay District: ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay, CT Corridor Transformation Design Overlay District
Historic District: N/A **Planning District:** 9
Existing Use: Food Processing **Square Number:** F
Proposed Use: Food Processing **Lot Number:** 7
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This is a request for a variance from the provisions of Article 24, Section 24.11.F of the Comprehensive Zoning Ordinance.

Request: This is a request to permit a wall sign with excessive area at an existing food processing facility.

Requested Waiver:**Section 24.11.F. – Maximum Size of a Wall Sign**

Permitted: 347.9 sq. ft. Provided: 4,500 sq. ft. Waiver: 4,152.3 sq. ft.

ITEM 13 – Docket Number: 039-16

Applicant or Agent: Warehouse House LLC, Walter Antin
Property Location: 2317-2321 N. Rampart Street **Zip:** 70117
Bounding Streets: N. Rampart St., Marigny St., Mandeville St., St. Claude Ave.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 372
Proposed Use: Multi-Family Residence **Lot Number:** 21 & 22
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 23, Section 23.3.C.4, Article 23, Section 23.3.C.11, and Article 22, Section 22.4.A of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of a structure that is deficient of four off-street parking spaces and which includes more than 5,000 square feet of impervious surface that does not capture the first one and one quarter inch (1.25”) of stormwater runoff during each rain event and whose post-development rate is not less than the pre-development runoff rate.

Requested Waivers:

Section 23.3.C.4 – Content of Stormwater Management Plan

Required: 1.25” Provided: 0” Waiver: 1.25”

Section 23.3.C.11 – Content of Stormwater Management Plan

Required: Post-Development Runoff Rate < Pre-Development Runoff Rate
 Provided: Post-Development Runoff Rate = Pre-Development Runoff Rate
 Waiver: Post-Development Runoff Rate < Pre-Development Runoff Rate

Section 22.4.A – Off-Street Vehicle and Bicycle Parking

Required: 7 spaces Provided: 3 spaces Waiver: 4 spaces



ITEM 14 – Docket Number: 040-16

Applicant or Agent: Schmidt Homes Inc., Zella May
Property Location: 722 French Street **Zip:** 70124
Bounding Streets: French St., Vicksburg, Canal Blvd., Germain St.
Zoning District: S-LRS1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 286
Proposed Use: Single-Family Residence **Lot Number:** S
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:

Section 13.3.A.1 (Table 13-2) – Minimum Lot Width

Required: 40' Provided: 35' Waiver: 5'

Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Required: 4,800sq. ft. Provided: 4,296 sq. ft. Waiver: 504 sq. ft.



ITEM 15 – Docket Number: 041-16

Applicant or Agent: New Orleans Area Habitat For Humanity
Property Location: 1909 Monroe Street **Zip:** 70118
Bounding Streets: Monroe St., Leonidas St., Cohn St., Spruce St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Undeveloped **Square Number:** 261
Proposed Use: Single-Family Residence **Lot Number:** 11-A
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient depth of rear yard.

Requested Waiver:

Section 11.3.A.1 (Table 11-2A) – Minimum Depth of Rear Yard

Required: 10' Provided: 7'-10" Waiver: 2'-2"



ITEM 16 – Docket Number: 042-16

Applicant or Agent: Mag Ventures LLC, Kimberly Finney
Property Location: 2350 Magazine Street **Zip:** 70130
Bounding Streets: Magazine St., First St. Philip St., Constance St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Two-family Residence **Square Number:** 133
Proposed Use: Two-Family Residence **Lot Number:** D and 5
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A.6 and Section 21.6.A.7 of the Comprehensive Zoning Ordinance.

Request: This request is to permit an accessory structure with excessive height and insufficient setback from a side lot line. **(AFTER THE FACT)**

Requested Waiver:

Section 21.6.A.6 - Accessory Structures and Uses (Height)
 Permitted: 14 ft. Provided: 24 ft. 10 in. Waiver: 10 ft. 10 in.
Section 21.6.A.7 – Accessory Structures and Uses (Setback)
 Permitted: 3 ft. Provided: 0 ft. Waiver: 3 ft.



ITEM 17 – Docket Number: 043-16

Applicant or Agent: Roger J. Whatley III, Ashley Reed
Property Location: 3727 Constance Street **Zip:** 70115
Bounding Streets: Magazine St., Amelia St., Constance St., Peniston St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 210
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.7 (Table 21-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a balcony to project more than four feet (4') into the required rear yard area.

Requested Waiver:

Section 21.7. (Table 21-2)– Permitted Encroachments into Required Yards
 Permitted: 4' Provided: 5' Waiver: 1'



ITEM 18 – Docket Number: 044-16

Applicant or Agent: The City Of New Orleans
Property Location: 3950 Alvar Street **Zip:** 70126
Bounding Streets: Alvar St., Chickasaw St., Desire Pkwy, Almonaster Ave.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 31
Proposed Use: Motor Vehicle Service & Repair, Minor **Lot Number:** T
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 16, Section 16.3.A.2 (a) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a motor vehicle repair facility with an excessive front yard setback.

Requested Waiver:**Section 16.3.A.2 (a)- Front Yard Build To Line**

Permitted: 20' maximum Provided: 148'

Waiver: 128'

**ITEM 19 – Docket Number: 045-16**

Applicant or Agent: Henry Hanisee, Aaron Motwani
Property Location: 336 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Conti St., N. Peters St., & Bienville St.
Zoning District: VCE-1 Vieux Carré Entertainment District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Lot **Square Number:** 8
Proposed Use: Restaurant, Standard **Lot Number:** 12
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 10, Section 10.3.A. (Table 10-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with insufficient open space.

Requested Waiver:**Section 10.3.A. (Table 10-2) – Open Space Ratio**

Required: .20 (544 sq. ft.) Provided: 0.0 (0 sq. ft.)

Waiver: 0.2 (544 sq. ft.)



ITEM 20 – Docket Number: 046-16

Applicant or Agent: Debbie Mistretta with Robert Wolf Construction
Property Location: 225 14th Street **Zip:** 70124
Bounding Streets: 14th St., Fleur De Lis Dr., 16th St., Pontchartrain Blvd.
Zoning District: S-LRS1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 10
Proposed Use: Single-Family Residence **Existing Lots:** 32-A, 29H
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov) **Proposed Lots:** 32-A1, 29-H1, 29-

Request Citation: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 011-16 to permit the reconfiguration of two lots into three separate lots of record and to permit a single-family residence with insufficient side yard depth.⁷

Requested Waiver:**Section 13.3.A.1 (Table 13-2) – Side Yard Width**

Required: 4' Provided: 3'-8" Waiver: 4"

**ITEM 21 – Docket Number: 047-16**

Applicant or Agent: Gebre E. Amare, Michael Tiffit
Property Location: 1544 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Laharpe St., Paul Morphy St., Bayou Rd.
Zoning District: HU-B1 Neighborhood Business District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1530
Proposed Use: Retail Goods Establishment **Lot Number:** X 6 & 7
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a retail goods establishment with insufficient rear yard depth. **(AFTER THE FACT)**

Requested Waiver:**Section 12.3.A.1 (Table 12-A) – Rear Yard Setback**

Required: 15' Provided: 5'-½" Waiver: 9'-11 ½"

⁷ The City Planning Commission granted Tentative Approval to Subdivision Docket 011-16 on March 22, 2016 subject to four (4) provisos. Proviso number one (1) states that prior to final approval of the subdivision, the applicant shall secure a variance to from the Board of Zoning Adjustments for an insufficient side yard setback for lot 32-A1.

F. Director of Safety and Permits Decision Appeals – New Business**ITEM 22 – Docket Number: 048-16****WITHDRAWN**

Applicant or Agent: Rumberos, LLC, Bar Du Theatre Inc.
Property Location: 622 Pirate’s Alley **Zip:** 70116
Bounding Streets: Pirates Alley, Cabildo Alley, Royal St., St. Peters St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Restaurant, Standard **Square Number:** 44
Proposed Use: Bar **Lot Number:** 10

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that the property has not attained legal non-conforming status as a bar.

**ITEM 23 – Docket Number: 049-16**

Applicant or Agent: Jawad Gharib
Property Location: 4500 Old Gentilly Road **Zip:** 70126
Bounding Streets: Gentilly Rd., Louisa, I-10 Expressway
Zoning District: C-2 Auto-Oriented Commercial District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 44
Proposed Use: Mixed-Use **Lot Number:** 10

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits that an existing sign cabinet cannot be re-used as per Article 25, Section 25.6.D.

G. Adjournment